

Applicant Name: _____

Property Address Applied For: _____

Decision Guidelines: No housing subsidy / Credit considered

Score of 4 or less: Reject / Decline

Score of 5: Consider with a double deposit and/or approved co-signer

Score of 6 or higher: approve with minimum security deposit

First time renters with no rental history would need qualified co-signer.

Decision Guidelines: Housing subsidy / Credit not considered

Score of 3 or less: Reject / Decline

Score of 4: Consider with a double deposit and/or approved co-signer

Score of 5 or higher: approve with minimum security deposit

First time renters with no rental history would need qualified co-signer.

To lease without restriction we require applicants have a maximum rent to income ratio of 50% - Applicants combined income must be at least 2X the amount of the rent. For applicants who receive housing assistance income must be at least 2X the amount of rent that will not be paid by the assistance. Rent X2 gross Income. For applicants with housing assistance: (Rent less Assistance) X2 gross income from non-assistance sources.

Rent X2 _____

 GI _____
Gross Income

	-3	-2	-1	0	+1	+2	+3	+4	SCORE
Credit History									_____
Rental History									_____
Income/Employment									_____
Total Score									_____

(FICO Score/)

Credit History

450 or less	-3
451-493	-2
494-535	-1
536-574 (or if no score or ss#)	0
575-624	+1
625-699	+2
700-and up	+3
750 and up	+4

Rental History

One or more bad reference due to payment history, noise, disturbances, etc. with other conflicting information warrants	-4
A bad rental reference with some conflicting information from another landlord warrants	-3
One bad rental reference with one or more good references warrants	-2
No rental reference and no homeownership warrants a	0
Homeowner with no rental history	+2
One good rental reference with a couple of slow payments	+2
One good rental reference	+3
Two or more good references	+4

(Eviction within last 5 years is an automatic denial of application)Income/Employment

Unemployment warrants a	0
Current job of less than 1 year or retired w/proof of income	+1
Steady regular job of more than 1 year	+2
Steady regular job of 5 or more years	+3

Criminal Background

Certain Felony Convictions within 5 years = decline. This may include; methamphetamine distribution, possession of materials to make methamphetamine or amphetamine, stalking, sex offenses requiring registration or murder.

Property Manager: _____

Date: _____

Notified Applicant: _____

Date: _____

FCRA Letter Date: _____